

PB# 98-37

ROCK TAVERN VILLAGE

29-1-26.1 & 26.221

Rock Tavern Village L.P. Sub.
10 lots Rt. 207 (Shaw)

98 - 37

Approved 7/28/99

New Windsor, N.Y. 12555

555 Union Ave.

Town Hall

Planning Board

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DATE October 8, 1998 RECEIPT NUMBER 98-37

RECEIVED FROM Henry VanLooven
Address Beattie Rd. - Rock Tavern, N.Y. 12575
Fourteen Hundred 00/100 DOLLARS \$1,400.00
FOR 10 Lot Commercial Sub. Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	1400 -	CASH	
AMOUNT PAID	1400 -	CHECK	#1521
BALANCE DUE	- 0 -	MONEY ORDER	

BY Mina Mason, Secretary

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DATE Oct 9, 1998 RECEIPT NUMBER 065660

RECEIVED FROM Henry VanLooven
Address _____
One Hundred 00/100 DOLLARS \$100.00
FOR P.B. # 98-37

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	#1520
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk
BY Dorothy H. Hansen

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DATE June 18, 1999 RECEIPT NUMBER 98-37

RECEIVED FROM Rock Tavern Village L.P.
Address 400 Ba Mar Drive - Stony Point, N.Y. 10980
Five Hundred 00/100 DOLLARS \$500.00
FOR One lot Recreation Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	500 -	CASH	
AMOUNT PAID	500 -	CHECK	#1308
BALANCE DUE	- 0 -	MONEY ORDER	

D. Jappolo
BY Mina Mason, Secretary

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DATE 6/21/99 RECEIPT NUMBER 039386

RECEIVED FROM Rock Tavern Village LP
Address _____
Two Hundred Eighty five 00/100 DOLLARS \$285.00
FOR P.B. # 98-37

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	1307
AMOUNT PAID		CHECK	285.00
BALANCE DUE		MONEY ORDER	

Town Clerk
BY Dorothy H. Hansen

Map Number 181-99

Section 29 Block 1 Lot 26.11

City []
Town [X]
Village []

New Windsor

Title: Rock Tavern Village LP
91+92

Dated: 7-6-99

Filed 7-30-99

Approved by Edward Stent JR

on 7-28-99

Record Owner Rock Tavern Village LP

DONNA L. BENSON
Orange County Clerk

37

98-37

Map Number 151-99

Section 29

Block 1

Lot 26.1

City
Town
Village

H. Windsor

Title: Rock Tavern Village L.P.

Dated: 4-9-99 Rev. Filed: 6-29-99

Approved by Ed Silent

on 6-22-99

Record Owner Rock Tavern Village L.P.

(1 Sheet) To be
Refiled

DONNA L. BENSON
Orange County Clerk

Town of New Windsor
OFFICE OF THE BUILDING INSPECTOR

MEMORANDUM

TO: LESLIE COOK - ASSESSOR

FROM: MICHAEL BABCOCK, BUILDING INSPECTOR

DATE: APRIL 20, 2000

SUBJECT: TAX MAP #52-1-15.226 & 52-1-79

After review of our files we find that there are no Planning Board or Building Permit approvals or denials for subject property.

If you have any further questions with regard to this matter, please contact our office.

MLB:mlm

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/27/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 98-37

NAME: ROCK TAVERN VILLAGE - COMMERCIAL SUBDIVISION
APPLICANT: ROCK TAVERN VILLAGE, L.P.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/28/1999	PLANS RESTAMPED- ERROR ON PL	APPROVED
07/14/1999	P.B. APPEARANCE	OK TO RESTAMP
06/22/1999	PLANS STAMPED	APPROVED
04/14/1999	P.B. APPEARANCE . APPROVED SUB TO CORRECTING APPLICATION - (DONE)	LA:ND WVE PH APPR
04/08/1999	WORK SESSION APPEARANCE	NEXT AGENDA
10/14/1998	P.B. APPEARANCE	LA:SCHED PH
10/07/1998	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/27/1999

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 98-37

NAME: ROCK TAVERN VILLAGE - COMMERCIAL SUBDIVISION
APPLICANT: ROCK TAVERN VILLAGE, L.P.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/08/1998	EAF SUBMITTED	10/08/1998	WITH APPLICATION
ORIG	10/08/1998	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	10/08/1998	LEAD AGENCY DECLARED	10/14/1998	TOOK LEAD AGENCY
ORIG	10/08/1998	DECLARATION (POS/NEG)	/ /	
ORIG	10/08/1998	PUBLIC HEARING	10/14/1998	SCHED. PH
ORIG	10/08/1998	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/21/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 98-37

NAME: ROCK TAVERN VILLAGE - COMMERCIAL SUBDIVISION
APPLICANT: ROCK TAVERN VILLAGE, L.P.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/08/1998	REC. CK. #1521	PAID		1400.00	
10/14/1998	P.B. ATTY. FEE	CHG	35.00		
10/14/1998	P.B. MINUTES	CHG	27.00		
04/14/1999	P.B. ATTY. FEE	CHG	35.00		
04/14/1999	P.B. MINUTES	CHG	27.00		
05/20/1999	P.B. ENGINEER FEE	CHG	125.50		
06/21/1999	RET. TO APPLICANT	CHG	1150.50		
		TOTAL:	1400.00	1400.00	0.00

L.R. 6/21/99

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/21/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 98-37

NAME: ROCK TAVERN VILLAGE - COMMERCIAL SUBDIVISION

APPLICANT: ROCK TAVERN VILLAGE, L.P.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/25/1999	SUB. APPROVAL FEE	CHG	285.00		
06/18/1999	REC. CK. #1307	PAID		285.00	
			-----	-----	-----
		TOTAL:	285.00	285.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/21/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 98-37

NAME: ROCK TAVERN VILLAGE - COMMERCIAL SUBDIVISION
APPLICANT: ROCK TAVERN VILLAGE, L.P.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/25/1999	ONE LOT AT \$500.00 REC. F	CHG	500.00		
06/18/1999	REC. CK. #1308	PAID		500.00	
		TOTAL:	500.00	500.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/14/1999

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-37

NAME: ROCK TAVERN VILLAGE - COMMERCIAL SUBDIVISION
APPLICANT: ROCK TAVERN VILLAGE, L.P.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	04/12/1999	MUNICIPAL HIGHWAY	04/12/1999	APPROVED
REV1	04/12/1999	MUNICIPAL WATER	/ /	
REV1	04/12/1999	MUNICIPAL SEWER	/ /	
REV1	04/12/1999	MUNICIPAL FIRE	04/13/1999	APPROVED
ORIG	10/08/1998	MUNICIPAL HIGHWAY	10/09/1998	APPROVED
ORIG	10/08/1998	MUNICIPAL WATER	10/13/1998	APPROVED
ORIG	10/08/1998	MUNICIPAL SEWER	04/12/1999	SUPERSEDED BY REV1
ORIG	10/08/1998	MUNICIPAL FIRE	10/14/1998	APPROVED

SUBDIVISION FEES - TOWN OF NEW WINDSOR

98-37
Rock Lav. Vell.

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$
___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$
___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
PRELIMINARY PLAT APPROVAL\$ 100.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 115.00
FINAL PLAT SECTION FEE.....\$ 100.00
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 265.00

RECREATION FEES:

/ LOTS @ \$500.00 PER LOT\$ 500.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$
PLANNING BOARD ATTORNEY FEES.....\$
MINUTES OF MEETINGS.....\$
OTHER.....\$

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$
(INSPECTION FEE)

AS OF: 05/14/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 98- 37

FOR WORK DONE PRIOR TO: 05/14/99

TASK-NO	R/C	DATE	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	DOLLARS-----		
									EXP	BILLED	BALANCE
98-37	146976	/ /	TIME	MJE	MC		0.00	0.00	0.00		
98-37	132490	10/07/98	TIME	MJE	WS	ROCK TAVERN LP	75.00	0.40	30.00		
98-37	132743	10/12/98	TIME	MJE	MC	ROCK TAV W/SHAW	75.00	0.30	22.50		
98-37	132580	10/13/98	TIME	SAS	CL	ROCK TAVERN	28.00	0.50	14.00		
								66.50			
98-37	135816	12/16/98			BILL 98-1260					66.50	
										-66.50	
98-37	146970	04/13/99	TIME	MJE	MC	ROCK TAV VILLAGE	75.00	0.50	37.50		
98-37	145492	04/14/99	TIME	MJE	MM	SUB FINAL APPL	75.00	0.10	7.50		
98-37	145862	04/14/99	TIME	MCK	CL	ROCK TAV VILLAGE TRC	28.00	0.50	14.00		
					TASK TOTAL			125.50	0.00	-66.50	59.00
					GRAND TOTAL			125.50	0.00	66.50	59.00

RESULTS OF MEETING OF: April 19, 1999

PROJECT: Rock Inverx Village

P.B.# 98-37

LEAD AGENCY:

NEGATIVE DEC:

1. **AUTHORIZE COORD LETTER:** Y__ N__

M) S S) A VOTE: A 5 N 0

2. **TAKE LEAD AGENCY:** Y__ N__

CARRIED: YES ☒ NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M) S S) A VOTE: A 5 N 0 **WAIVED:** Y ☒ N__

SCHEDULE P.H. Y__ N ☒

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ **APPROVED:** _____

M) S S) A VOTE: A 5 N 0 **APPROVED CONDITIONALLY:** 4-14-99

NEED NEW PLANS: Y__ N ☒

DISCUSSION/APPROVAL CONDITIONS:

([?]three) was two

<u>As of this meeting - Asking for two lots</u>
<u>Correct file paperwork</u>

ROCK TAVERN VILLAGE L.P. SUBDIVISION (98-37)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This is a subdivision of 97.76 acre parcel into three commercial lots. This application was previously reviewed at the October 14, 98 planning board meeting. Greg, how are you?

MR. SHAW: Well, as you mentioned, we came before this board in the October meeting with concept plan to subdivide this property. I forget the exact number of lots, but I think it's around nine or ten lots that we were proposing to subdivide this 97 acres. With that, there was going to be a main access road coming off 207 with a couple individual lots that were going to be serviced by a driveway. When I left that planning board meeting, I basically told this board that we would go and make peace with the DOT and once we obtained approval for the entrances, we would return. Well, we have returned without the approval. The DOT took about three or four months to take a look at the concept plan to give some initial feedback which is they are going to allow one roadway onto Route 207. So, that's going to take a little bit of time to resolve so what we're proposing with this application now is to subdivide two lots off Toleman Road as you see on the drawing we're in an OLI zone and the two lots that we wish to create is, one is 5.0 acres and the other is 8.26 acres. And it's bounded by Tolman on one side to the west and to the east, it's bounded by existing easement for an underground utility line. As you said, it's a commercial subdivision at some point in time, when the lots get sold an applicant wants to develop a piece, he's going to have to come before this board and make site plan application for the approval of that use. But what we're asking for tonight is just the creation of the two lots with the balance of the property which is really two parcels merged into one final lot, which is designated on the plan as lot number 3 of 83.99 acres.

MR. PETRO: You're leaving the 50 foot right-of-way through the lot number one and two, right?

MR. SHAW: Yeah, I would think that this board would want with the development of the industrial piece a second means of access, okay, for emergency equipment into the site. Again, we have no idea how the lots are going to lay out on the 84 acre parcel but we thought it was prudent to leave a 350 foot strip to get into it.

MR. PETRO: This is where the golf course was going to go?

MR. SHAW: I believe so.

MR. LANDER: So, where are you planning on putting the entrance on 207? You're going to have one entrance, sight doesn't look that great.

MR. SHAW: Sight distance is a little rugged, I believe the best location for the sight distance is approximately this location. I spent a lot of time walking it, but making left-hand turns into the site, the sight distance is limited, so what's going to happen is that the property on the north side of 207 which I believe is owned by the state the bank will have to be shaved back a little bit in order to get the sight distance for vehicles making left turns in.

MR. PETRO: As far as lead agency, I think that the planning board could adopt itself as lead agency, if there's a motion to that effect.

MR. STENT: So moved, make a motion we declare ourselves lead agency in the Rock Tavern Village subdivision.

MR. EDSALL: We did that, you already you took that on October 14th.

MR. PETRO: All right, I see it, sorry Ed.

MR. STENT: I withdraw the motion.

MR. ARGENIO: Greg, what's the little sliver on the left-hand side bottom says Orange County?

MR. SHAW: I really don't know, that's what the surveyor determined in his deed research, I'm assuming they own it for--

MR. LANDER: They probably can't build on it so they just let it go for tax taxes.

MR. PETRO: Originally, when this was before us as a ten lot commercial lot subdivision, we had decided that we would have a public hearing for the subdivision. Now that it's reduced really to the two lots, I know it's a three lot subdivision but you already have one, you're creating two new ones.

MR. LANDER: What are you going to put on lot 1 and 2?

MR. SHAW: Really don't know. My client, Rock Tavern Village, does not have any intentions to build on either lot, they are going to be sold and whoever the end line user is will build on it.

MR. PETRO: In other words, right answer also would be that whatever is permitted in the use for that zone permitted use for the zone, so there's nothing specific you're going to go through the bulk table and whatever comes up?

MR. SHAW: Correct.

MR. LANDER: What's across the street?

MR. SHAW: Some residential homes, you can see the zone line R-1 splits Toleman Road.

MR. PETRO: Keep in mind for them to develop anything, they'd have to come in with a full site plan for any of these lots, what we're doing here is creating--

MR. ARGENIO: Almost like a lot line change.

MR. PETRO: Well--

MR. SHAW: In effect, we're creating one lot, presently there's two lots there now.

MR. PETRO: You're eliminating the line.

MR. SHAW: We're creating one new lot, correct.

MR. STENT: What was your standing on the public hearing?

MR. PETRO: Originally, when they came in for ten lot subdivision, ten commercial lots we would have developed on this parcel, which would have been eight new ones in reality.

MR. EDSALL: I'm just agreeing with you, Jim, I think with a major subdivision, you had no choice, you had to have the public hearing.

MR. PETRO: We didn't have a public hearing, we scheduled it.

MR. EDSALL: You had to have it, so you authorized it.

MR. PETRO: It's discretionary.

MR. EDSALL: It's important to understand as the Chairman said, any site plan application would have to come in and at that point you'd have something to show the public and you can have a public hearing as you deemed necessary.

MR. STENT: I make a motion we waive the public hearing.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for Rock Tavern Village minor subdivision on 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE

MR. LANDER AYE
MR. LUCAS AYE
MR. PETRO AYE

MR. PETRO: We have highway approval on 4/12/99 and we have fire approval on 4/13/99. Mark, do you have any outstanding comments? I know that I don't see any in your readings here, do you have anything else you want to say?

MR. EDSALL: I just would want to get comment 4 into the record that because it's a commercial subdivision, Orange County Local Law 1 doesn't require that they show sanitary disposal systems on the plan. In considering the plan for approval, the planning board has no ability to comment on the usability of the lots, that's something that would be at the caution of the purchasers to make sure that they had a lot that's usable for commercial purposes they intend as well we're not reviewing wetlands at this point, that would be something that would have to be looked at as far as restricting the ability to develop a commercial lot. So you're not at all reviewing and commenting on how it can be used because that's the function of the site plan review.

MR. PETRO: I see the minimum lot area is 80,000 feet and we're far exceeding that.

MR. SHAW: Correct.

MR. PETRO: We're not even close.

MR. STENT: Motion we declare negative dec under the SEQRA process.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process on Rock Tavern. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Motion for final approval?

MR. STENT: Make a motion we grant final approval to the Rock Tavern Village subdivision.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Rock Tavern Village LP subdivision on 207. Is there any further discussion from the board members? Anything from the engineer?

MR. EDSALL: No.

MR. PETRO: Roll call.

ROLL CALL

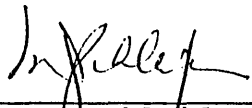
MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. THAT the purchaser of a lot sold with water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and an accurate as-built plan depicting all installed sanitary facilities.
5. THAT the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this Department and the local Building Code Enforcement Officer prior to occupancy.
6. THAT individual wells and sewage treatment systems shall no longer be constructed or used for household domestic purposes when public facilities become available. Connection to the public sewerage system is required within one year of the system becoming available.

7. THAT plan approval is limited to 5 years. Time extensions for plan approval may be granted by the Orange County Department of Health based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
8. THAT the approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.

March 29, 1999
Date



M.J. Schleifer, P.E.
Assistant Commissioner



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

November 4, 1998

Gregory J. Shaw
744 Broadway
Newburgh, NY 12550

Re: Parcels # 29-1-26.1 &
29-1-26.221

Dear Mr. Shaw:

According to our records, the attached list of property owners are abutting and across the street from the above referenced parcels.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's office.

Sincerely,

Leslie Cook /cmo

LESLIE COOK
Sole Assessor

/cmo
Attachment

cc: Myra Mason, PB

52-1-15.226
Toleman Station Associates, LLC
C/O Johnson, Johnson & Taz
100 Gair Street
Pierpont, NY 10968

29-1-21.1
Lorenzo & JoAnn Santiago, Jr.
3 Kale Lane
Rock Tavern, NY 12575

29-1-61
Ted Buhl
5 Beech Acres Drive
Rock Tavern, NY 12575

52-1-16
Mr. Salvatore Gargudo, ETAL
1578 East 233 Street
Bronx, NY 10466

29-1-21.2
Eric P. & Theresa L. Hutzelman
4 Kale Lane
Rock Tavern, NY 12575

29-1-62
William C. & Phyllis M.
538 Toleman Rd.
Rock Tavern, NY 12575

31-4-1
County of Orange
255-275 Street
Goshen, NY 10924

29-1-27.1
David & Mildred Perez
539 Toleman Rd.
Rock Tavern, NY 12575

29-1-63
Joseph Dimiceli
530 Toleman Rd.
Rock Tavern, NY 12575

31-4-2
Vera C. Craig, ETAL
C/O Beverly C. Jappen
225 Conklingtown, Rd.
Goshen, NY 10924

29-1-27.2
Jay & Diane Oldham
551 Toleman Rd
Rock Tavern, NY 12575

29-1-70
James B. & Kathleen M. Manera
4 Abby Lane
Rock Tavern, NY 12575

31-4-3
Theodore F. & Deborah M. Strelevitz
1445 Little Britain Rd.
Rock Tavern, NY 12575

29-1-27.3
George & Iga Gottlieb
561 Toleman Rd.
Rock Tavern, NY 12575

29-1-71
Raymond J. & Carole L. Cutro
6 Abby Lane
Rock Tavern, NY 12575

31-4-7
Donald T. & Barbara A. Hookey
1431 Little Britain Rd
Rock Tavern, NY 12575

29-1-27.42
Raymond P. Czumak
971 Rte 207
Rock Tavern, NY 12575

29-1-72
Michael Merainer
3 Abby Lane
Rock Tavern, NY 12575

31-4-8
John V. O'Malley
1425 Little Britain Rd
Rock Tavern, NY 12575

29-1-27.52
Mary Czumak
18 Schofield Lane
Cornwall, NY 12518

31-4-9
Roy Croke Galewski
Denniston Lane
Rock Tavern, NY 12575

29-1-53.21
Vince & Linda McAdon
8 Beech Acres Drive
Rock Tavern, NY 12575

29-1-5
Airport Director, NYS Dept. of Trans.
Stewart International Airport
1035 First St.
New Windsor, NY 12553

29-1-53.22
James J. Jr. & Joanne M. Cacioppo
10 Beech Acres Rd.
Rock Tavern, NY 12575

29-1-20.2
Cynthia Leghorn
601 Station Rd
Rock Tavern, NY 12575

29-1-53.23
James A. & Mary Ann Tienken
12 Beech Acres Drive
Rock Tavern, NY 12575

George J. Meyers, Supervisor
Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

Dorothy H. Hansen, Town Clerk
Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

Andrew Kreiger, Esq.
219 Quassaick Ave
New Windsor, NY 12553

James R. Petro, Chairman
Planning Board
555 Union Ave.
New Windsor, NY 12553

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineer, P.C.
45 Quassaick Ave
New Windsor, NY 12553

REGULAR ITEMS:

ROCK TAVERN VILLAGE L.P. SUBDIVISION (98-37)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This plan was reviewed by the planning board on a concept basis only.

MR. SHAW: Good evening, for the record, my name is Greg Shaw from Shaw Engineering. I'm representing Rock Tavern Village L.P. The subject parcel is approximately 98 acres of land located on the south side of New York State Route 207 at the intersection with Toleman Road. It is in the OLI zone and we're proposing to subdivide this property into ten lots. This will be a commercial subdivision, not a residential subdivision, but a commercial subdivision. We're obligated to provide a minimum lot area for each lot of 80,000 square feet and we do that in every case with the smallest lot probably being lots 5 and 6 which are approximately 2.1 acres. As you may notice, what we have provided in this subdivision at least the subdivision of the lots that have been created that they are road frontage lots, road frontage lots along Toleman Road and Route 207. We also have as designated on the subdivision plan lot number 10 which is approximately 55 acres, that lot will more than likely be subdivided in the future and will be serviced by a new roadway which has been indicated on the subdivision plan with a 50 foot wide right-of-way. And with that right-of-way present, there will be easements given to lots 2 and 3 to access Route 207 over this right-of-way.

MR. PETRO: Where is the right-of-way, Greg, I don't see it?

MR. SHAW: Right here.

MR. PETRO: What's the circle on lot number, there's no number on the lot, all the way up to the top, what's that?

MR. SHAW: Looks like that's a drive in front of a residence on an adjacent parcel.

MR. PETRO: These lots are going to be for commercial purposes, that's why you're not putting a home, showing the homes on these lots because they are going to be commercial lots?

MR. SHAW: Correct, I don't believe we have to indicate homes or sanitary sewer systems. This is just a straight up subdivision commercial with the bulk of the engineering design coming in with each applicant who wants to utilize the site during the site plan review process for the lots. So this is nothing more than creating the lots with the bulk of the work coming at the site plan review.

MR. PETRO: What's on one or two of the lots?

MR. EDSALL: Greg is aware of it, we have a concern regarding lot width compliance for lots 1 and 10, we're working on resolving those relative to the way the town zoning code is written, there are some, I won't say conflicts, but some modifications to the zoning law that have been adopted that impacted other portions of the code and we're trying to resolve those.

MR. PETRO: Road frontage obviously for lot number 10 he only has the 50 feet.

MR. EDSALL: Frontage I don't believe is a problem because there's zero frontage requirement, it's the lot width that's a problem.

MR. SHAW: Very simply, prior to 1996, lot width was defined as the width of the lot at the front yard setback or where the structure is located. So perfect example on lot 10, if the structure was located 300 feet off the road at the front face of the building that is lot width that has now since been changed. Mark informed me in 1996, lot width is at the front yard setback line only. So, in this particular zone, while you're not obligated to provide any road frontage, keep in mind it could be zero, go back a hundred feet which is your front yard setback line, I'm

going to be 200 feet wide, there's the conflict, zero at the road, 200 feet wide at a hundred feet back.

MR. PETRO: Why is there a problem, why not just show the, well, you don't know where the building's going to be?

MR. EDSALL: The code doesn't allow you to measure it at the building line, it's at the front yard setback.

MR. PETRO: What's the setback?

MR. SHAW: A hundred feet.

MR. SHAW: What would have to happen is on lot number 1, I have a hundred foot leg which comes out onto 207, I'd have to increase that to 200 feet, so that at a hundred feet back from the right-of-way line, my lot width is 200 feet wide, even though the building's not even going there, the building's going to go back into the area of the parcel that's the worst case scenario. But, as Mark mentioned--

MR. PETRO: I don't like that idea, that's going to hurt lot number 2.

MR. SHAW: Absolutely.

MR. PETRO: Mark, we should find a way to, I don't want to use the word get around that, but to have more sensible solution.

MR. EDSALL: The intent was is that where you had commercial subdivision and the code allowed no frontage, the intent was not to allow no frontage on anything, it was no frontage on a town road, have frontage on a commercial access lane, but the code never was updated to allow a measurement of lot width against that commercial lane which as you'll notice, Greg has a lane feeding one of the lots.

MR. PETRO: I look forward to seeing how you're going to resolve that.

MR. EDSALL: We'll try like heck.

MR. LANDER: On lot 1, the sight distance from that driveway, I would imagine would be going what, west heading towards this turn?

MR. SHAW: Yes.

MR. LANDER: What would you need on, before that turn you have 236 feet, 263 feet.

MR. SHAW: 212 feet, well, it's scale of one inch equals a hundred to the point where the future roadway comes out, that is probably 3 1/2, 4 inches, 400 feet maybe 350, 400 feet.

MR. LANDER: Plenty of sight distance there.

MR. SHAW: I think so. If you want, we can verify that.

MR. LANDER: That would be a good question to answer.

MR. PETRO: Why don't we schedule a public hearing. He can resolve the two lot problem with Mark by the time the public hearing comes to reality and then we can go further from there. Is there anything else you want to resolve?

MR. SHAW: I think maybe assume lead agency.

MR. LUCAS: Just for our own information, how far out is it out by the nursery that's out there?

MR. SHAW: Hank, you know the lay of the land, is it by the nursery?

MR. BABCOCK: No, way before that.

MR. LUCAS: Where the--

MR. BABCOCK: Toleman Road.

MR. LUCAS: Where the church is?

MR. BABCOCK: That's Station Road, next one up.

MR. LUCAS: On the other side says lands of something, I thought that was Stewart Field land.

MR. PETRO: Motion for lead agency?

MR. ARGENIO: I'd like to make a motion we take lead agency on this.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Rock Tavern Village major subdivision. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: We have highway approval on 10/9/98 and fire approval on 10/14/98. I'll entertain a motion to have a public hearing.

MR. ARGENIO: Make a motion we schedule a public hearing on this.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board schedule a public hearing for the Rock Tavern Village major subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

October 14, 1998

8

MR. PETRO: You can contact Myra and get the public hearing going, get the notices out and once you have done that and are prepared, we'll put you on the next available meeting. Thank you.

MR. SHAW: Thank you.

PROJECT: Rock Tavern Village L.P. Sub. P.B.#

Commercial Subdivision



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net

☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhapa@ptd.net



REVIEW NAME: ROCK TAVERN VILLAGE LP MAJOR SUBDIVISION
PROJECT LOCATION: NYS ROUTE 207 AND TOLEMAN ROAD
SECTION 29 - BLOCK 1 - LOTS 26.1 AND 26.221
PROJECT NUMBER: 98-37
DATE: 14 OCTOBER 1998
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE
97.76 +/- ACRE PARCEL INTO TEN (10) COMMERCIAL
LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

1. The property is located within the OLI zoning district of the Town. The "required" bulk information shown on the plan is correct for the zone.

Each of the lots appears to comply with the minimum bulk requirements, with the exception of a concern regarding lot width for Lots 1 and 10. I have discussed the two concerns with the design engineer and we are verifying the code definitions to determine the adjustments necessary.

2. The Planning Board should consider scheduling the necessary **Public Hearing** for this **Major Subdivision**, as required under Paragraph 4 of the Subdivision Regulations.
3. The New York State Department of Transportation should be consulted with regard to the proposed location for the "future roadway".
4. To my understanding, no outside agency permits would be required as part of this subdivision application. Approvals and permits would be required as part of the subsequent Site Plan applications. Based on same, I believe the Planning Board could assume the position of Lead Agency under SEQRA, at this time.

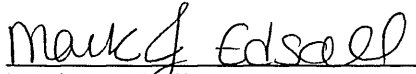
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: ROCK TAVERN VILLAGE LP MAJOR SUBDIVISION
PROJECT LOCATION: NYS ROUTE 207 AND TOLEMAN ROAD
SECTION 29 - BLOCK 1 - LOTS 26.1 AND 26.221
PROJECT NUMBER: 98-37
DATE: 14 OCTOBER 1998

Page Two

5. The Planning Board should be aware that the requirements of Orange County Local Law No. 1 do not apply for this commercial subdivision and, therefore, sanitary disposal system designs are not required. The Planning Board may wish to caution the Applicant, for the record, regarding the "usability" of each lot for development, given the need for on-site sanitary disposal and wells.
6. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.

Planning Board Engineer

MJesh

A::rocktav.sh



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
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☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
☐ Branch Office
507 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 98-37

WORK SESSION DATE: 7 July 99

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

new plan

PROJECT NAME: Rock Tavern S.B. Dr.

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Greg Plan

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Amended Plan
- correct it so if area of AT&T case is subtracted lot area is still conforming.
- no new app or app #
- no new fees

pbwsform 10MJE98

CLOSING STATUS
X Set for agenda
possible agenda item
Discussion item for agenda
ZBA referral on agenda

end of agenda



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

98-37

DATE PLAN RECEIVED:

RECEIVED APR 8 - 1999

The maps and plans for the Site Approval

Subdivision ✓ as submitted by

G & H

for the building or subdivision of

ROCK TAVERN VILLAGE

has been

reviewed by me and is approved ✓

disapproved

If disapproved, please list reason

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

[Signature]

4/13/99



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98-37

DATE PLAN RECEIVED: RECEIVED APR 8 - 1999

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of
Rock Tavern Village has been
reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

No town water in this area

HIGHWAY SUPERINTENDENT DATE

John D. D. v. 4-13-99
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **98-37**

DATE PLAN RECEIVED: **RECEIVED APR 8 - 1999**

The maps and plans for the Site Approval ✓

Subdivision ✓ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason _____

RECEIVED

APR 12 1999

N.W. HIGHWAY DEPT.

W. James Sullivan 4/12/99
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: April 13, 1999

SUBJECT: Rock Tavern Village, L.P.

Planning Board Reference Number: PB-98-37

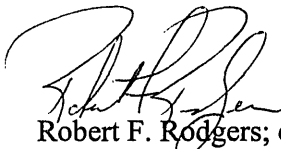
Dated: 8 April 1999

Fire Prevention Reference Number: FPS-99-015

A review of the above referenced subject subdivision plan was conducted on 12 April 1999.

This subdivision plan is acceptable.

Plans Dated: 9 April 1999 Revision 1

A handwritten signature in dark ink, appearing to read 'Robert F. Rodgers', is written over the printed name.

Robert F. Rodgers; c.c.a.
Fire Inspector

RFR/dh



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
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- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF _____ P/B # 98 - 37

WORK SESSION DATE: 4-8-99 APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: NO

PROJECT NAME: ROCK TAVERN VILLAGE

PROJECT STATUS: NEW _____ OLD ✓

REPRESENTATIVE PRESENT: SAAW YES

MUNIC REPS PRESENT: BLDG INSP. ✓
FIRE INSP. ✓
ENGINEER _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

OIL ZONE
GO TO P.B.

4MJE91 pbwsform



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 37

DATE PLAN RECEIVED: RECEIVED OCT - 8 1998

RECEIVED

OCT 09 1998

N.W. HIGHWAY DEPT

The maps and plans for the Site Approval _____
Subdivision ☒ _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒ _____,
disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 10/19/98
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: October 14, 1998

SUBJECT: Rock Tavern Village, LP

Planning Board Reference Number: PB-98-37

Dated: 8 October 1998

Fire Prevention Reference Number: FPS-98-062

A review of the above referenced subject subdivision plan was conducted on 9 October 1998.

This subdivision plan is acceptable.

Plans Dated: 7 October 1998.

A handwritten signature in cursive script, appearing to read "Robert F. Rodgers".

Robert F. Rodgers; C.C.A.
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 37

DATE PLAN RECEIVED: RECEIVED OCT - 8 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of
Rock Tavern Village - LP has been

reviewed by me and is approved ☒ _____,

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

No town water in this area.

HIGHWAY SUPERINTENDENT DATE

Steve J. D.O. - 10-13-98
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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- ☐ Main Office
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400 Broad Street
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR P/B # 98 - 37
WORK SESSION DATE: 7 OCT 98 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full app
PROJECT NAME: Rock Tavern Village, 4th (Herkimer)
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Greg Stan
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Major sub - O&I
temp construction/grading case

4MJE91 pbwsform



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 29 Block 1 Lot 26.1 & 26.221

Minor

1. Name of Project Commercial Subdivision For Rock Tavern Village, L.P.

2. Owner of Record Rock Tavern Village, L.P. Phone 786-6000

Address: 400 BaMar Drive, Stony Point, N.Y. 10980
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Owner Phone

Address:
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan William B. Hildreth, L.S. Phone 566-6650

Address: 407 South Plank Road, Newburgh, N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Phone

Address:
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw, P.E. 561-3695
(Name) (Phone)

7. Project Location:

On the South side of NYS Route 207 0 feet
(Direction) (Street) (No.)
East of Toleman Road
(Direction) (Street)

8. Project Data: Acreage 97.25 Zone OLI School Dist. Washingtonville

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

*This information can be verified in the Assessor's Office.

*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) Subdivision of 97.25
acre parcel into 2 commercial lots leaving a residual parcel
of 83.99 acres (Lot 3)

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

7th DAY OF October 1998

[Signature]
APPLICANT'S SIGNATURE

Mary Ann Hotaling
NOTARY PUBLIC

MARY ANN HOTALING
Notary Public, State of New York
No. 01HO5062877
Qualified in Orange County

HENRY P VAN LEEUWEN
Please Print Applicant's Name as Signed

***** Commission Expires July 8, 2000 *****

TOWN USE ONLY:

DATE APPLICATION RECEIVED

APPLICATION NUMBER

Revised 4/16/99
[Signature]

PROJECT I.D. NUMBER

617.21

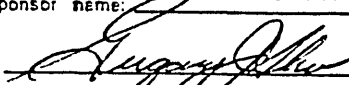
SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Rock Tavern Village, L.P.	2. PROJECT NAME Commercial Subdivision For Rock Tavern Vill L.P.
3. PROJECT LOCATION: Municipality Town Of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) South side of NYS Route 207 at its intersection with Toleman Road	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Subdivision of 97.25 acres of commercial land into 2 lots plus residual lot of 83.79 acres	
7. AMOUNT OF LAND AFFECTED: Initially 97.25 acres Ultimately 97.25 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals NYSDOT Highway Entrance Permit	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: Rock Tavern Village, L.P. Date: Oct 6, 1998 Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate through review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly.
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly.
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly.
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
No

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☒ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Town Of New Windsor Planning Board

Name of Lead Agency

James Petro

Print or Type Name of Responsible Officer in Lead Agency

Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Proposer (if different from responsible officer)

Date

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Henry P. Van Leeuwen, deposes and says that he resides
(OWNER)
at 345 Beattie Road, New Windsor in the County of Orange
(OWNER'S ADDRESS)
and State of New York and that ^{his corporation} ~~he~~ is the owner of property tax map
(Sec. 29 Block 1 Lot 26.1)
designation number (Sec. 29 Block 1 Lot 26.22) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

Gregory J. Shaw, ,P.E. and William B. Hildreth, L.S.

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 10/7/98

Michael P. Curtis
Witness' Signature

[Signature]
Owner's Signature

Applicant's Signature if different than owner

[Signature]
Representative's Signature

98 - 37

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

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**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration of being placed on the Planning Board Agenda:

1. X Name and address of Applicant.
- * 2. X Name and address of Owner.
3. X Subdivision name and location.
4. X Tax Map Data (Section, Block & Lot).
5. X Location Map at a scale of 1" = 2,000 ft.
6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
7. X Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. X Date of plat preparation and/or date of any plat revisions.
9. X Scale the plat is drawn to and North arrow.
10. X Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
11. X Surveyor's certificate.
12. X Surveyor's seal and signature.
13. X Name of adjoining owners.
14. NA Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- *15. NA Flood land boundaries.
16. NA A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. X Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.

19. X Include existing or proposed easements.
20. X Right-of-way widths.
21. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. X Number the lots including residual lot.
24. NA Show any existing waterways.
- *25. NA A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. X Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. NA Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
28. NA Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
29. NA Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. NA Provide "septic" system design notes as required by the Town of New Windsor.
31. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. NA Indicate percentage and direction of grade.
33. NA Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. X Provide 4" wide X 2" high box directly above title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. NA Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. NA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:


Licensed Professional

Oct 6, 1998
Date

PROJECT I.D. NUMBER

617.21

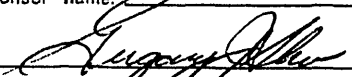
SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Rock Tavern Village, L.P.	2. PROJECT NAME Commercial Subdivision For Rock Tavern Vill L.P.
3. PROJECT LOCATION: Municipality Town Of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) South side of NYS Route 207 at its intersection with Toleman Road	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Subdivision of 97.8 acres of commercial land into 9 lots plus residual lot of 55.5 acres	
7. AMOUNT OF LAND AFFECTED: Initially 97.8 acres Ultimately 97.8 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals NYSDOT Highway Entrance Permit	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Rock Tavern Village, L.P.	Date: Oct 6, 1998
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

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98 - 37

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: No C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: No C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: No C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: No C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: No C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: No C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: No	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Town of New Windsor Planning Board

Name of Lead Agency

James Petro

Print or Type Name of Responsible Officer in Lead Agency

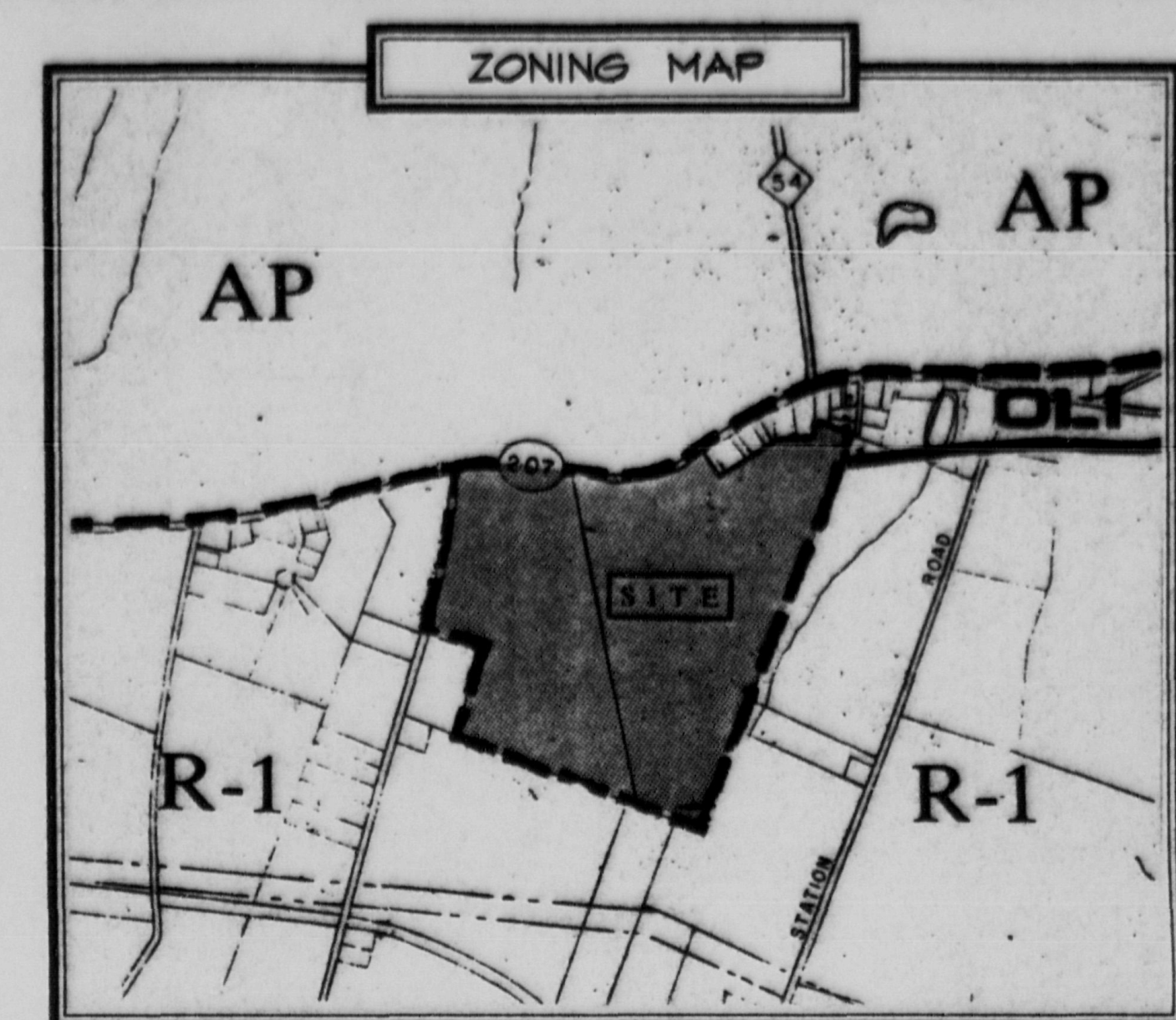
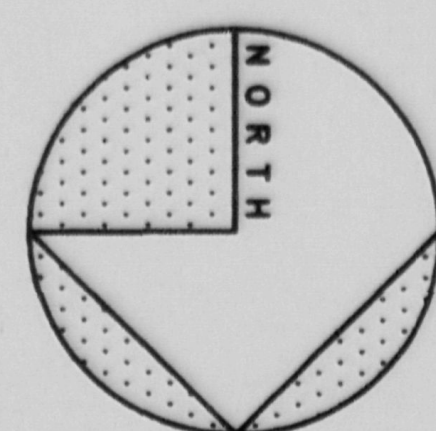
Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date



LEGEND	
— 452 —	2' CONTOUR
— 450 —	10' CONTOUR
— — —	BOUNDARY
— — —	ADJ. PROPERTY LINE
CB	CATCH BASIN
U	UTILITY POLE
W	WELL
15" ST	15" STORM SEWER
— x —	CHAIN LINK FENCE
— — —	STONEWALL

ZONING SCHEDULE		
ZONE OL1 OFFICE & LIGHT INDUSTRY		
BULK REGULATIONS OF OL1 ZONE - USE: A-4 TO A-12		
BULK REGULATIONS, OL1 ZONE	REQUIRED	PROVIDED
MIN. LOT AREA	80,000 S.F.	255,694± S.F.
MIN. LOT WIDTH	200 FT.	421 FT.
MIN. FRONT YARD DEPTH	100 FT.	-
MIN. SIDE YARD - ONE	50 FT.	-
MIN. SIDE YARD - BOTH	110 FT.	-
MIN. REAR YARD DEPTH	50 FT.	-
MIN. STREET FRONTAGE	N/A	N/A
MAX. BUILDING HEIGHT (4' / FT. OF DISTANCE TO NEAREST LOT LINE)	-	N/A
MAX. FLOOR AREA RATIO	0.20	-
DEVELOPMENT COVERAGE	N/A	-

NOTES	
1. ZONING DISTRICT:	OL1 OFFICE & LIGHT INDUSTRY
2. RECORD OWNER & APPLICANT:	ROCK TAVERN VILLAGE, L.P. 400 BOGAR DRIVE STONY POINT, NEW YORK 10480
3. TAX MAP DESIGNATION:	SECTION 24, BLOCK 1, LOTS 26.1 & 26.221
4. TOTAL PARCEL AREA:	SECTION 24, BLOCK 1, LOT 26.1 55.66± ACRES SECTION 24, BLOCK 1, LOT 26.221 41.94± ACRES 97.25± ACRES
5. PROPOSED LOT AREA:	GROSS LOT AREA NET LOT AREA LOT No. 1 5.41± ACRES 5.03± ACRES LOT No. 2 1.86± ACRES 1.31± ACRES LOT No. 3 85.90± ACRES 85.56± ACRES
6. THE SUBDIVISION MAP PREVIOUSLY CREATING THE 3 LOTS WAS FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK AS MAP NO. 151-94.	
7. TOPOGRAPHY SHALL BE CONSIDERED APPROXIMATE	

OWNER'S CERTIFICATE THE UNDERSIGNED, OWNER OF THE PROPERTY HEREON, STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON ON AND TO THE FILING OF THIS MAP. SIGNED THIS _____ DAY OF _____, 1999 ROCK TAVERN VILLAGE, L.P.	CERTIFICATION I HEREBY CERTIFY THAT THIS PLAN RESULTED FROM AN ACTUAL FIELD SURVEY OF THE INDICATED PREMISES COMPLETED ON 20 OCTOBER 1998 PERFORMED IN ACCORDANCE WITH THE CODE OF PRACTICE ADOPTED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC., AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT. William B. Hildner WILLIAM B. HILDNER, L.L.S.
---	---

Gray & Hildner LAND SURVEYORS 407 SOUTH PLAINS ROAD UNIT 3, NEWBURGH, N.Y. 12550 TEL. (914) 366-1000	REVISIONS DATE DESCRIPTION	ACADEMY DATE DESCRIPTION	TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK
			AMENDED COMMERCIAL MINOR SUBDIVISION
			STAMP OF APPROVAL DATE: JUL 28 1999 ED STENT, SECRETARY